

DESCRIPTION OF REQUEST FOR
DEVELOPMENT REVIEW BOARD APPROVAL

WELL SITE 86 WATER QUALITY IMPROVEMENTS

This request is for Development Review Board approval of water quality improvements associated with City of Scottsdale Well Site 86. These improvements will be constructed on a 3.91 acre parcel required to be deeded to the City as part of the Third Amended Irrigation Water Distribution System (IWDS) Agreement (Agreement No. 960047A).

Several amenities are being proposed for the northern portion of this 3.91 acre site as part of this municipal project to comply with new Environmental Protection Agency (EPA) regulations for arsenic in drinking water. These new regulations will go into effect in January 2006. Facilities to be constructed include a partially buried water reservoir (tank), booster pump station, chlorination equipment, and peripheral equipment to treat water from Well No. 86 for the removal of entrained air.

Existing zoning on the northern portion of the site where the Well 86 project is to be constructed is commercial office [C-O ESL (HD)]. No zoning changes are being requested for this project.

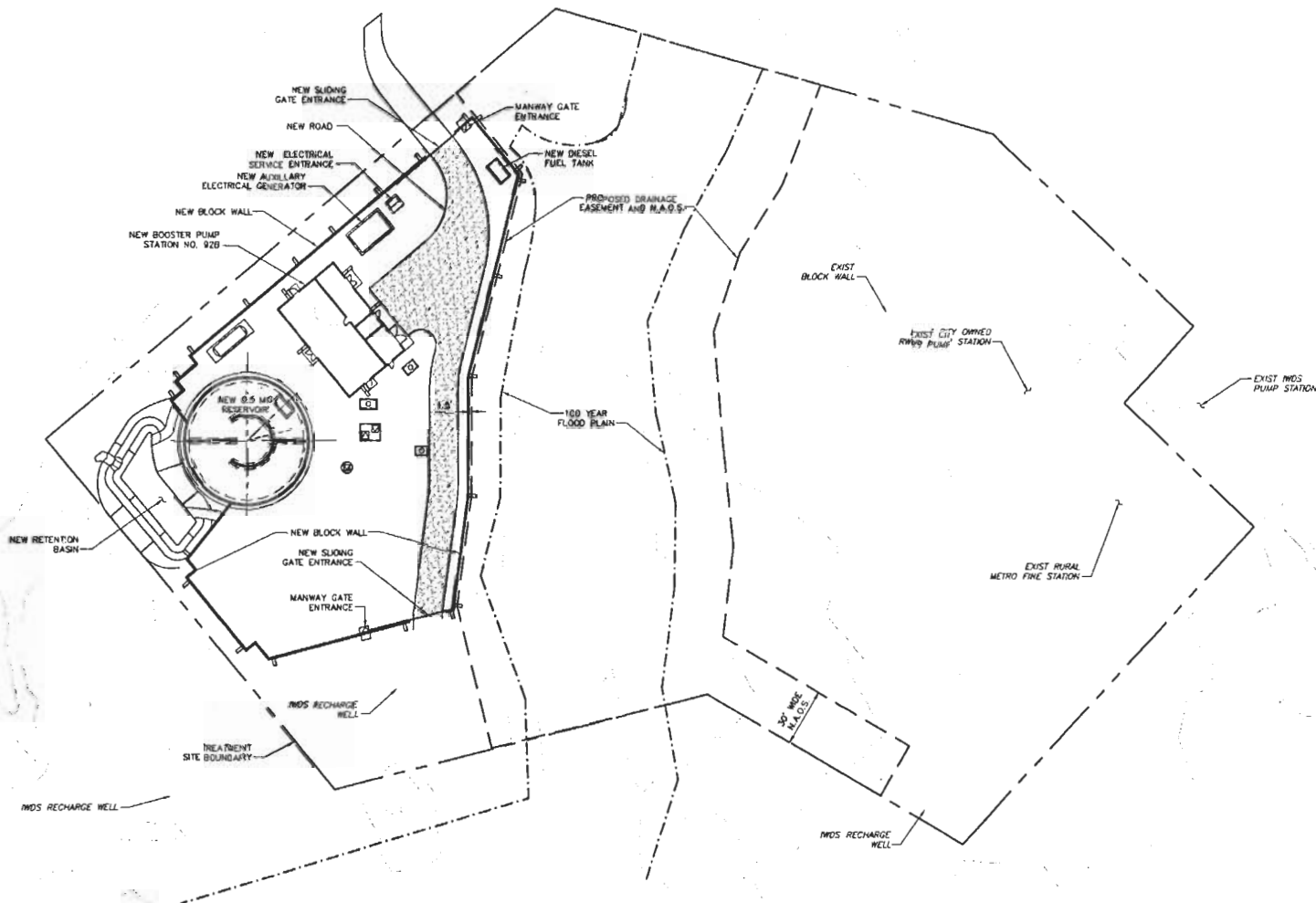
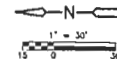
Traffic generation into and out of the site will be minimal. The Well Site 86 Water Quality Improvements are expected to generate 2 to 3 maintenance visits per week plus infrequent repair visits. An existing unpaved road that originates at Cave Creek Road will provide access into the site. This unpaved road is currently being used by the temporary fire station that is located on the southern portion of the site.

A large wash, the south branch of Galloway Wash, passes through the middle of the property. This wash will remain undisturbed except for an existing access crossing of the wash and future underground pipeline crossings needed for the project.

The project will be compatible with the land uses in the surrounding area. On the south portion of the property is the IWDS Recharge Water Filter Station. Immediately adjacent and to the east of that facility is the Desert Mountain Properties' main golf course water storage pond. This storage pond is completely walled and screened from view. East and northeast of the storage pond are two booster pump stations, and east of those two facilities is the Renegade Golf Course Maintenance Facility.

The north side of the project site borders the Desert Mountain Properties' Renegade Golf Course. This golf course buffers the project site from the residential area to the north. The south and west sides of the project site border on undeveloped property zoned as open space [O-S ESL (HD)], industrial park [I-1 ESL (HD)], and commercial office [C-O ESL (HD)].

P:\Scottsdale Arsenic Mitigation Cluster 1 - 2144\DR Submittal\Port 1 - Required Plans & Related Data\Site Plan_09/26/04_14.31_143d.XSS: 42162\W21060_2144\W21060.PLAN, 42162\W21060.PLAN, 040331



PRELIMINARY - NOT FOR CONSTRUCTION

REV.	NO.	DATE	BY	CHKD	REMARKS

DESIGNED BY: D. SCHULTZ
 DRAWN BY: D. SCHULTZ
 CHECKED BY: D. SCHULTZ
 APPROVED BY: D. SCHULTZ
 DATE: SEPTEMBER 2004

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CITY OF SCOTTSDALE, AZ
 WELL SITE NO. 88
 WATER QUALITY IMPROVEMENTS
 PROJECT NO. 602-W2106D

100-DR-2004
 10/27/2004

OVERALL SITE PLAN

PROJECT NO. 2144-42162
 FILE NAME: Site Plan.dwg
 SHEET NO.



LOOKING WEST
ELEVATION
1" = 10'



LOOKING SOUTH
ELEVATION
1" = 10'



LOOKING EAST
ELEVATION
1" = 10'



LOOKING NORTH
ELEVATION
1" = 10'

PERIMETER WALL ELEVATIONS



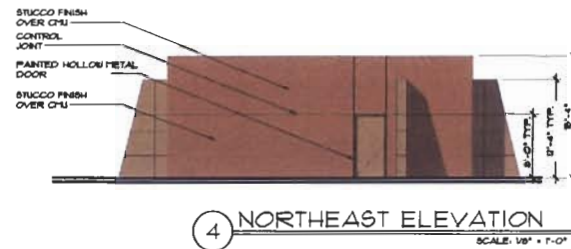
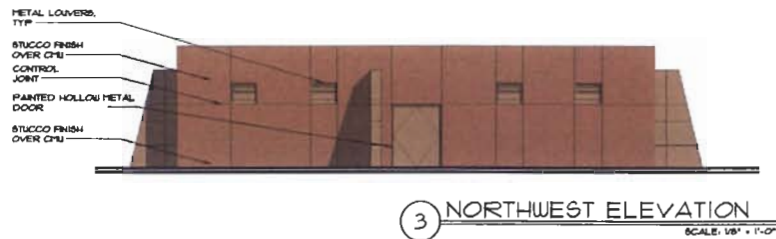
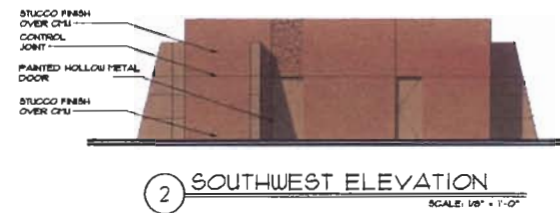
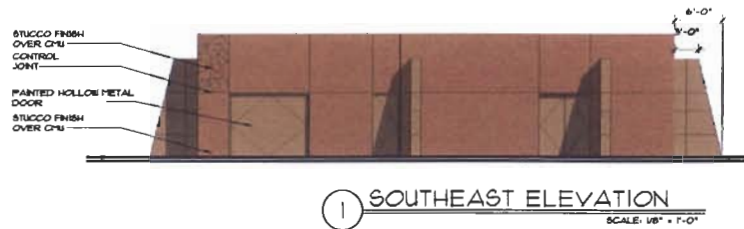
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PUMP STATION ELEVATIONS

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PERSPECTIVE VIEW LOOKING SOUTH WEST



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